

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
February 8, 2000
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order - Chairman Hotchkiss

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action and Discussion Items

Minutes for January 11, 2000 - Motion to Approve and/or Amend

Financial Report: January Income and Expenses

Consider Board Operating Funds Percentages

Consolidated Central Corridor: Update on Judicial Validation

Executive Session, if required

**POCATELLO DEVELOPMENT AUTHORITY
SCHEDULED MEETINGS FOR 2000
11:00 a.m.**

January 11*

February 8

March 14

April 11

May 9

June 13

July 11

August 8

September 12

October 10

November 14

December 12

* Study session is scheduled for 10 a.m. with regular meeting to follow at 11 a.m.

Pocatello Development Authority
Cash Budget - 2000

	Actual January	Estimated February	Estimated March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2000	Approved 2000
Beginning Balance	\$1,047,545.99	\$792,673.68	\$220,455.02	\$212,265.02	\$190,975.02	\$194,885.02	\$198,895.02	\$2,014,000.02	\$463,515.02	\$461,415.42	\$452,225.42	\$436,377.42	\$1,047,545.99	\$1,047,545.99
SOURCES OF FUNDS														
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	32,300.00	0.00	0.00	0.00	0.00	0.00	\$32,300.00	\$52,300.00
Kress District	2,603.66	0.00	0.00	0.00	0.00	0.00	3,894.00	0.00	0.00	0.00	0.00	0.00	\$6,497.66	\$6,194.00
Newtown District	19,016.81	0.00	0.00	0.00	0.00	0.00	30,100.00	0.00	0.00	0.00	0.00	0.00	\$49,116.81	\$50,100.00
Varsity Square District	2,013.50	0.00	0.00	0.00	0.00	0.00	14,000.00	0.00	0.00	0.00	0.00	0.00	\$16,013.50	\$19,000.00
Al Ricken Drive District	521,933.64	0.00	0.00	0.00	0.00	0.00	1,449,456.00	0.00	0.00	0.00	0.00	0.00	\$1,971,389.64	\$2,424,456.00
Old Town District	8,382.03	0.00	0.00	0.00	0.00	0.00	142,000.00	0.00	0.00	0.00	0.00	0.00	\$150,382.03	\$192,000.00
North Main District	3,913.71	0.00	0.00	0.00	0.00	0.00	30,445.00	0.00	0.00	0.00	0.00	0.00	\$34,358.71	\$40,445.00
Roosevelt District	0.00	0.00	0.00	0.00	0.00	0.00	36,500.00	0.00	0.00	0.00	0.00	0.00	\$36,500.00	\$46,500.00
Central Corridor District	0.00	0.00	0.00	0.00	0.00	0.00	72,000.00	120,000.00	0.00	0.00	0.00	0.00	\$192,000.00	\$222,000.00
Board Discretionary Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$24,500.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Interest Income	1,740.06	5,000.00	3,900.00	3,800.00	4,000.00	4,100.00	4,500.00	5,500.00	3,600.00	3,400.00	2,542.00	13,021.19	\$15,563.19	\$15,563.19
TOTAL	559,603.41	5,000.00	3,900.00	3,800.00	4,000.00	4,100.00	1,815,195.00	125,500.00	3,600.00	3,400.00	6,042.00	16,221.19	\$2,550,361.60	\$3,140,058.19
CASH AVAILABLE	\$1,607,149.40	\$797,673.68	\$224,355.02	\$216,065.02	\$194,975.02	\$198,985.02	\$2,014,090.02	\$2,139,500.02	\$467,115.02	\$464,815.42	\$458,267.42	\$452,598.61	\$3,597,907.59	\$4,187,604.18
APPLICATION OF FUNDS														
Gateway West District	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	20,000.00	0.00	0.00	21,800.00	0.00	\$66,800.00	\$116,800.00
Kress District	0.00	2,603.66	0.00	0.00	0.00	0.00	3,894.00	0.00	0.00	0.00	0.00	0.00	\$6,497.66	\$6,194.00
Newtown District	0.00	20,000.00	0.00	0.00	0.00	0.00	30,100.00	0.00	0.00	0.00	0.00	0.00	\$50,100.00	\$50,100.00
Varsity Square District	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	5,609.60	0.00	0.00	0.00	0.00	\$8,109.60	\$8,109.60
Al Ricken Drive District	29.30	525,000.00	0.00	0.00	0.00	0.00	1,449,456.00	0.00	0.00	0.00	0.00	0.00	\$1,974,485.30	\$2,424,485.30
Old Town District	10,611.42	10,000.00	0.00	0.00	0.00	0.00	142,000.00	0.00	0.00	0.00	0.00	0.00	\$162,611.42	\$202,611.42
North Main District	0.00	5,000.00	0.00	0.00	0.00	0.00	30,445.00	0.00	0.00	0.00	0.00	0.00	\$35,445.00	\$40,445.00
Roosevelt District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Central Corridor	803,794.00	12,000.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$827,794.00	\$828,000.00
Board Discretionary Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00	0.00	\$12,500.00	\$12,500.00
General Funds	41.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	\$1,031.00	\$1,080.00
Bank Charges	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$25.00	\$25.00
TOTAL	814,475.72	577,218.66	12,090.00	25,090.00	90.00	90.00	90.00	1,675,985.00	5,699.60	12,590.00	21,890.00	90.00	\$3,145,398.98	\$3,690,350.32
ENDING BALANCE	\$792,673.68	\$220,455.02	\$212,265.02	\$190,975.02	\$194,885.02	\$198,895.02	\$2,014,000.02	\$463,515.02	\$461,415.42	\$452,225.42	\$436,377.42	\$452,508.61	\$452,508.61	\$497,253.86



COMMUNITY DEVELOPMENT AND RESEARCH

P.O. Box 4169, 911 North Seventh Avenue
Pocatello, Idaho 83205

(208) 234-6184 FAX (208) 234-6296

To: Gregory R. Anderson, Mayor

From: Robert E. Chambers, Deputy Director Public Works

Date: September 20, 1999

Re: Professional/Administrative Costs for Tax Increment Financing Districts (TIF's)

As requested, this memo outlines our recommendations for the charging of administrative costs to a tax increment financing (TIF) project.

The Idaho Local Economic Development Act, which authorized and governs the use of TIF, specifies two kinds of eligible personnel related costs that may be charged to TIF projects: **professional service costs**, and **direct administrative costs**. Professional service costs are "including those costs incurred for architectural, planning, engineering, and legal advice and services," (I.C. 50-2903 12[d]). Direct administrative costs are "including reasonable charges for the time spent by municipal employees in connection with the implementation of a project plan," (I.C. 50-2903 12[e]).

In relation to these two eligible cost items we would recommend the following:

1. That where possible, the private sector be used for professional services on city, and non-city initiated projects. If city professional services are requested, the determination of whether to make them available to the project should depend on work schedules and available resource. City provided professional services should be reimbursed by the project at an "at cost" basis and returned to the City.
2. That reasonable direct administrative costs be established by the PDA board, and that they be assessed to all TIF projects whether they be city or non-city initiated. These funds should be returned to the PDA for management.

We believe these policy statements are consistent with law, and with the wise management of limited resources available from the city. The policy would also allow the Pocatello Development Authority to acquire funds necessary for project management, or amass funds for more proactive economic development activities.

Thank you for the opportunity to respond, please call with any questions.

Cc: Steve Fillippi, Public Works Director
Ray Burstedt, Executive Director Bannock Development Corporation
Steve Ernst, Community Development Division Manager ✓

**AMENDED AND RESTATED
NORTH MAIN URBAN RENEWAL PROJECT**

**Pocatello Revenue Allocation Financing District #6
An Amended and Restated Urban Renewal Plan**

POCATELLO DEVELOPMENT AUTHORITY

October 1995

Amended June 1996

Table 3

Proposed Costs and Revenues of the Revenue Allocation District

	<u>Description</u>	<u>Amount</u>
1.	<u>Costs</u>	
A.	Street Right-of-Way Improvements	
	(1) Curb, gutter, and sidewalk around site	56,964
	(2) Drive approaches, paving, etc.	<u>29,154</u>
	Subtotal	86,118
B.	Demolition, Site Preparation, and Utility Relocation	
	(1) Demolition of buildings, removal of asphalt, curb, gutter, and sidewalk	90,912
	(2) Relocation of telephone, gas, and power lines; reconstruction of sewer line and manholes	44,150
	(3) Site grading and fill material	<u>29,383</u>
	Subtotal	164,445
C.	Design and Construction Supervision	25,056
D.	Total Project Costs	275,619
E.	Professional Services	15,000
F.	Legal and PDA Administrative Fees (at 10%)	29,062
G.	Principal and Interest on Estimated 10-year Bank Loan of \$340,000 (at 6.5% interest)	<u>463,063</u>
	TOTAL ALL COSTS	<u>782,744</u>
2.	<u>Revenues</u>	
A.	Bank Loan Proceeds	340,000
B.	Total Revenue Allocations (Table 2)	<u>483,378</u>
	TOTAL REVENUE	823,378
3.	<u>Revenue Allocation Balance¹</u>	40,634

¹This balance would enable the PDA to repay its bank loan after ten years.

IDAHO STATE UNIVERSITY
RESEARCH AND BUSINESS PARK IMPROVEMENT PLAN

Pocatello Revenue Allocation Financing District #5
An Urban Renewal Plan

POCATELLO DEVELOPMENT AUTHORITY

October, 1995

TABLE 4
PROPOSED COSTS AND REVENUES

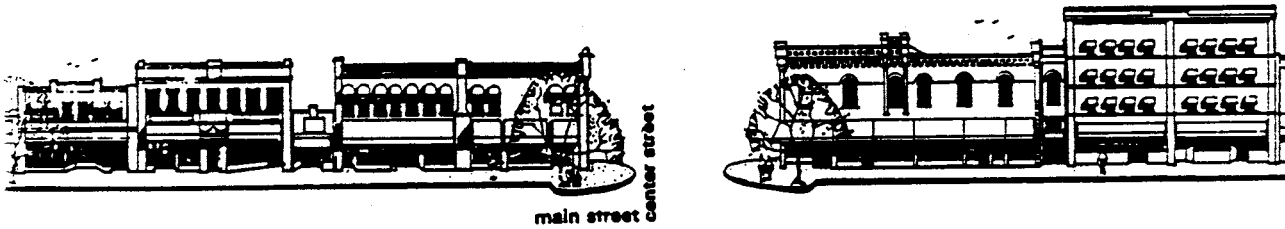
1.	<u>Costs</u>		
	A.	Street Right-of-Way and Utility Improvements	
		(1) Work by City	\$ 339,000
		(2) Work by Contract	<u>\$ 702,875</u>
		SUBTOTAL	\$1,041,875
	B.	Franchise Utility Improvements	
		(1) Electrical Service	\$1,723,200
		(2) Natural Gas Service	<u>\$ 13,639</u>
		SUBTOTAL	<u>\$1,736,839</u>
	C.	Total Project Costs	\$2,778,714
	D.	Legal and PDA Administration Fees @10%	<u>\$ 277,871</u>
	E.	TOTAL ALL COSTS	<u>\$3,056,585</u>
2.	<u>Revenues</u>		
	A.	Revenue Allocation Proceeds	\$8,680,530
	B.	Less 50% Discount*	\$4,340,265
	C.	TOTAL REVENUE	<u>\$4,340,265</u>
3.	<u>Revenue Allocation Plan Balance</u>		\$1,283,680

*This discount represents the fact that the total construction costs of the two proposed developments (i.e. AMI and Ballard) will not be taxable. Since it is difficult to estimate just what portion of the total will generate tax revenue, the amount was discounted 50% to offer a more conservative estimate.

OLD TOWN
URBAN RENEWAL PLAN
CITY OF POCATELLO

August 1993

Old Town Urban Renewal Project
Pocatello Development Authority



Ordinance No. _____
Adopted _____
Effective _____

Attachment 5D
 STATEMENT LISTING PROPOSED PUBLIC IMPROVEMENTS
 AN ECONOMIC FEASIBILITY STUDY, COSTS,
 AND FINANCING METHODS.

I. Costs

A. Public Improvements

1. Streetscape Improvements (Lights & Landscaping) (Curb, Gutter & Sidewalk)	1,350,000
2. City Library	2,000,000
3. Chief Theatre Reconstruction	1,760,000
4. Acquisition of Penny Property	240,000
5. Conference Center (Re-hab Building)	1,100,000
6. Transportation (Winterized Trolleys) (Transit Stop Improvements) (Street Changes)	615,000
7. Infrastructure (Water Lines) (Sewer Lines) (Storm Drain System)	3,635,000
8. Parking	549,500
9. Parks & Greenbelt	750,000
10. Housing	34,000
11. Public Spaces	85,000
	12,118,500

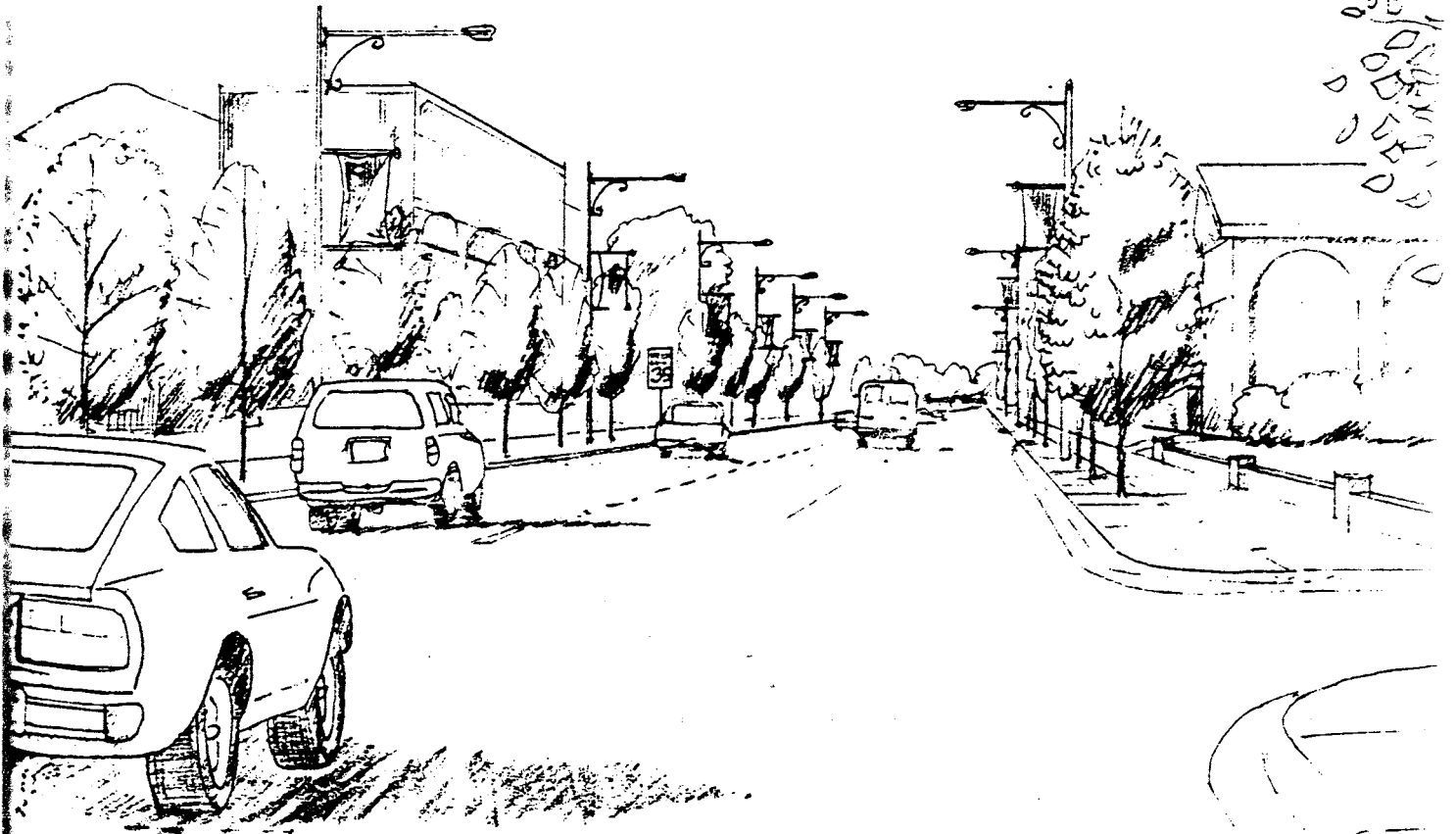
B. Other Costs

1. Planning	25,000
2. Administration (10 yrs. @ 24,000)	240,000
3. Debt Service on Bonds	1,108,350
	1,373,350

	13,491,850
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NEWTOWN

URBAN CORRIDOR IMPROVEMENT PLAN



POCATELLO REVENUE ALLOCATION FINANCING DISTRICT #4

An Urban Renewal Plan

POCATELLO DEVELOPMENT AUTHORITY

NOVEMBER 1991

3. Deteriorating Property Acquisition and Demolition

BASIC PROPERTY CONDITIONS

Real property within the urban renewal area demonstrate a broad range of conditions. Fully one-quarter of the properties, however, are judged to be in a poor or vacant state. Of the remaining property, 31% are in fair condition, and 43% are in satisfactory condition (see Attachment K). Nearly 4% of all properties within the urban renewal area have been found to be abandoned.

37 individual sites exist which are within one block of the 4th-5th and Clark-Center corridors and are either in poor condition or are vacant. Such a proportionately high number of properties in close visual proximity to the corridors creates a negative impression of the area in general. Willingness, on the part of economic developers to invest in these areas can be stifled if such conditions are allowed to persist over a long period of time.

IMPLEMENTATION PLAN

The City of Pocatello, in conjunction with the PDA, will apply for Community Development Block Grant funds which will be used to acquire those properties which are detracting from the overall quality of the corridor area. Such funds will also be used to remove deteriorated, abandoned or dangerous structures and abate any known violations. Once the sites have been brought into compliance, an active marketing strategy will be developed and implemented to return the property to the private sector for appropriate development.

Acquisition and demolition activities shall focus on those properties which will not result in displacement of existing families or businesses. Primary emphasis will be given to unoccupied, abandoned or vacant structures and real estate. In the event relocation would become inevitable, such shall be in accordance with Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 which regulates the use of CDBG funding for such activities.

COST ESTIMATE

Real Property Acquisition.....	\$150,000
Demolition Activities.....	\$ 90,000
Site Improvements (Code Compliance).....	\$100,000
Legal, Design, Title Fees.....	\$ 40,000
Administration.....	\$ 20,000
Grand Total	\$400,000